

# 1216 S MAIN ST.

1216 S MAIN ST, KANNAPOLIS NC 28081

+/- 22,619 SF FLEX OWNER-USER INVESTMENT OPPORTUNITY | FOR SALE



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## CONTENTS

### **01 EXECUTIVE SUMMARY**

PROPERTY SUMMARY  
LOCATION SUMMARY

### **02 PROPERTY DESCRIPTION**

FLOORPLAN  
AERIAL MAPS  
RETAIL MAP  
TRAFFIC COUNT REPORT

### **03 DEMOGRAPHICS**

PROPERTY IMAGES  
TAPESTRY SEGMENTATION



**PROPERTY SUMMARY**

ADDRESS	1216 S MAIN ST, KANNAPOLIS NC 28081
GLA (SF)	+/- 22,619
ZONING	GC - GENERAL COMMERCIAL
LOT SIZE	+/- 0.94 ACRES
PRICE	\$2,133,000   \$94.30 PSF
	<ul style="list-style-type: none"><li>RECENTLY ADDED +/- 2,500 SF SECOND FLOOR WITH SIX OFFICES, TWO BOARD ROOMS, FULL BATH, TWO HALF BATHS, AND KITCHEN, OFFERING A MODERN, FUNCTIONAL LAYOUT</li><li>NEW ADDITION INCLUDES A NEW ROOF, DRAINAGE SYSTEM, AND AESTHETIC UPGRADES</li><li>FRESH PAINT, NEW ASPHALT, AND A NEW HVAC SYSTEM INSTALLED UPON PROPERTY ACQUISITION</li></ul>



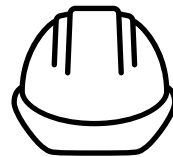
UP TO 10,000 CARS PER DAY



HIGHLY VISIBLE LOCATION



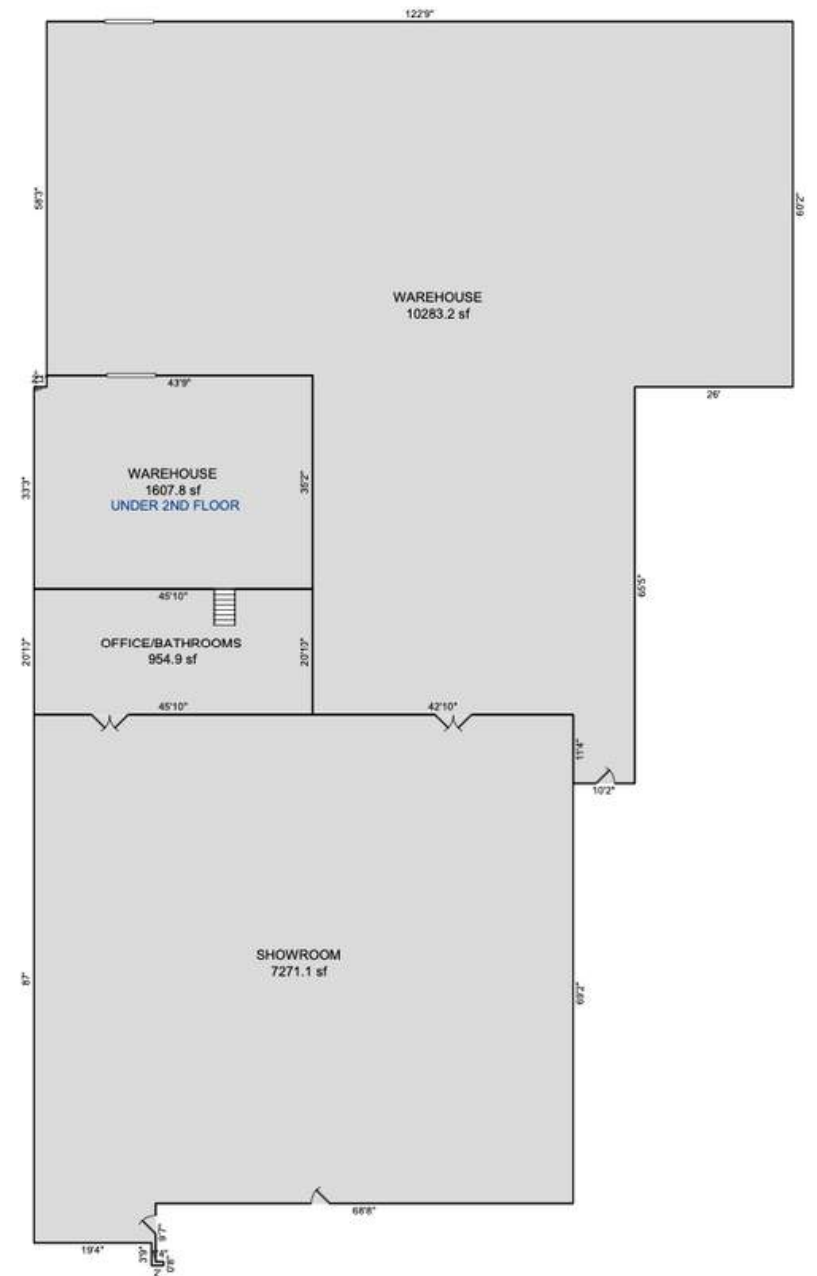
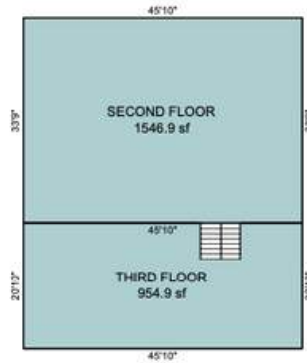
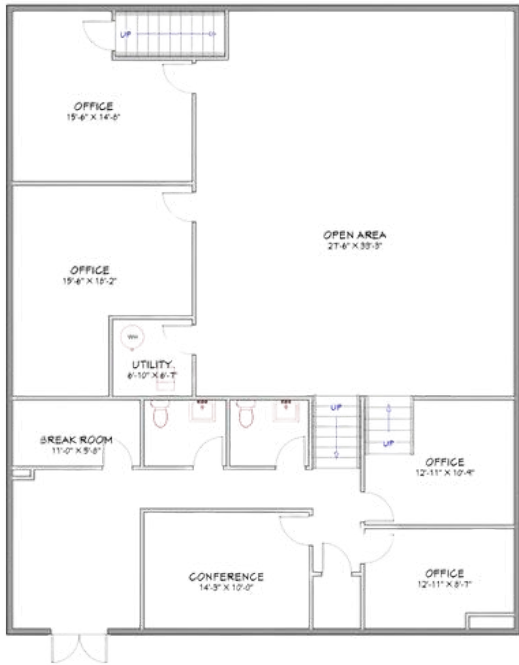
\$1M IN RENOVATIONS



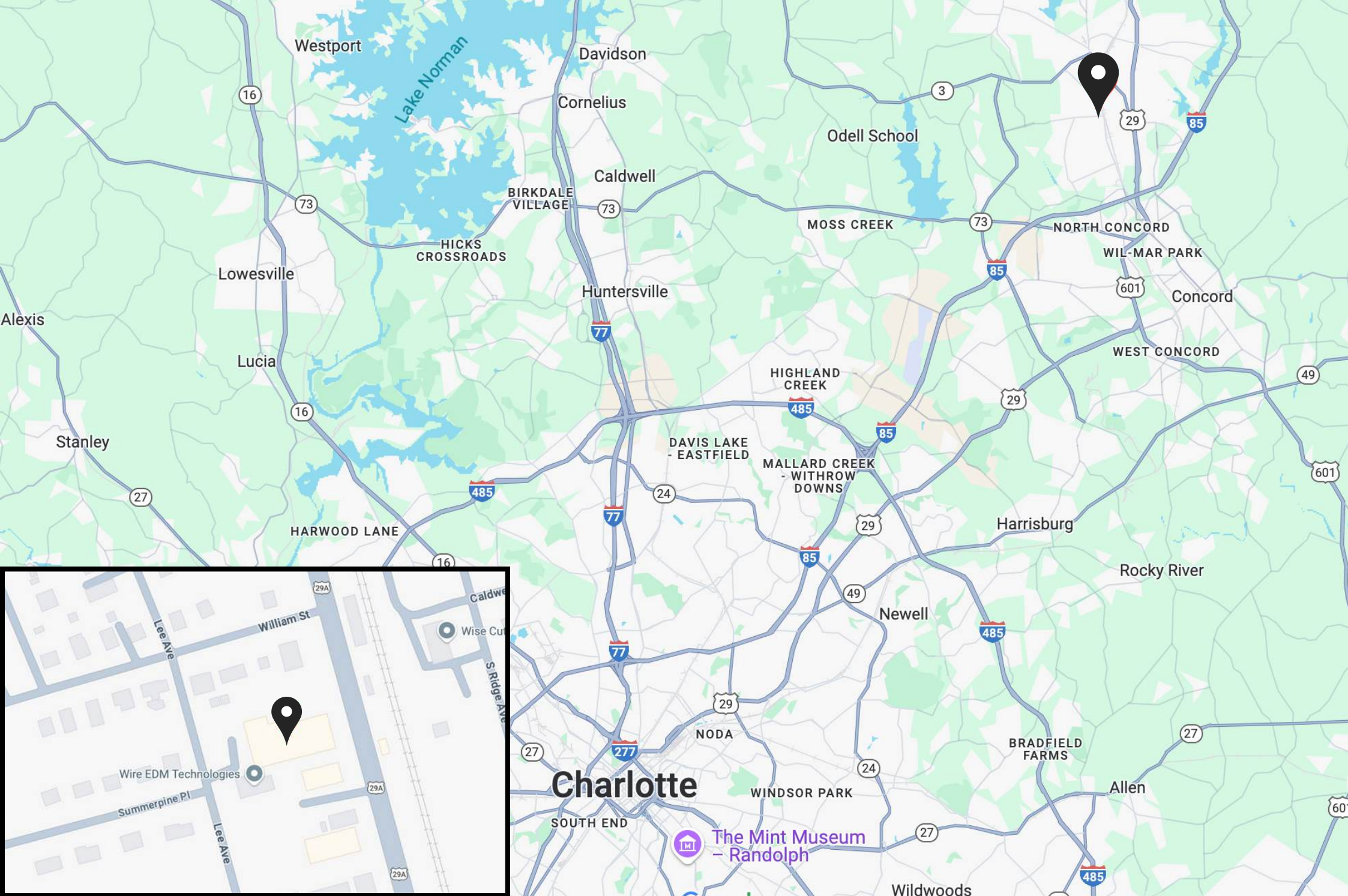
RENOV IN 2023













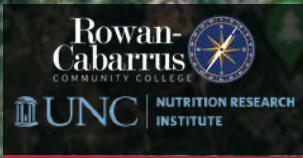


**+/- 10,000 VPD ALONG SOUTH  
MAIN STREET**

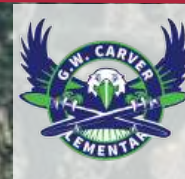


Baker's  
Creek Park

Foxfire Lanes



Village Park



Kannapolis



KANNAPOLIS  
MEMORIAL STADIUM



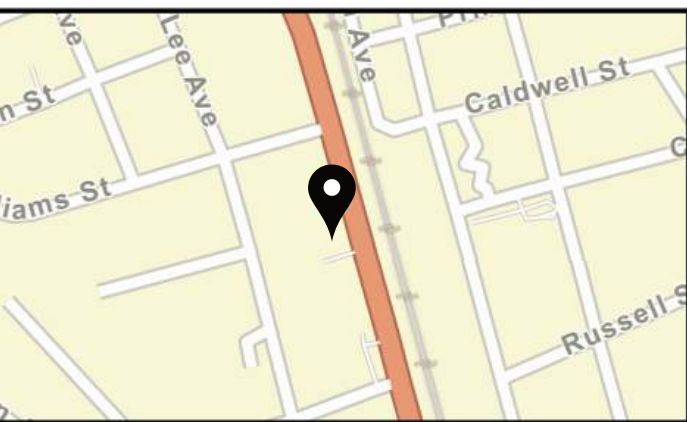
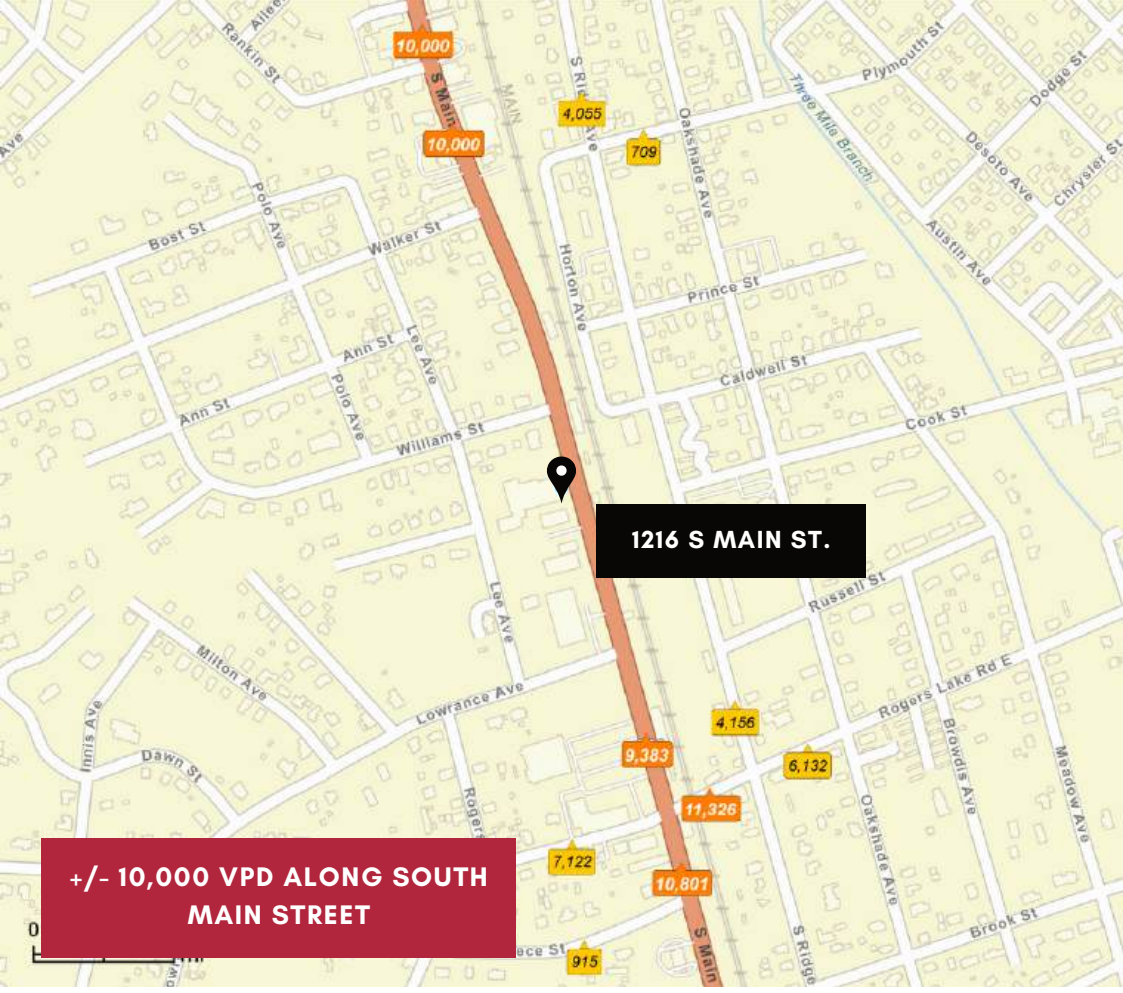
Town



1216 S MAIN ST







- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).







BASED ON A 10-MINUTE DRIVE TIME



\$248,070

Median Home Value



\$60,272

Median HH Income



10.8%

No High School Diploma



32.1%

High School Graduate

4.1

Home Value to  
Income Ratio



30.4%

Some College/ Associate's  
Degree



26.7%

Bachelor's/Grad/ Prof  
Degree

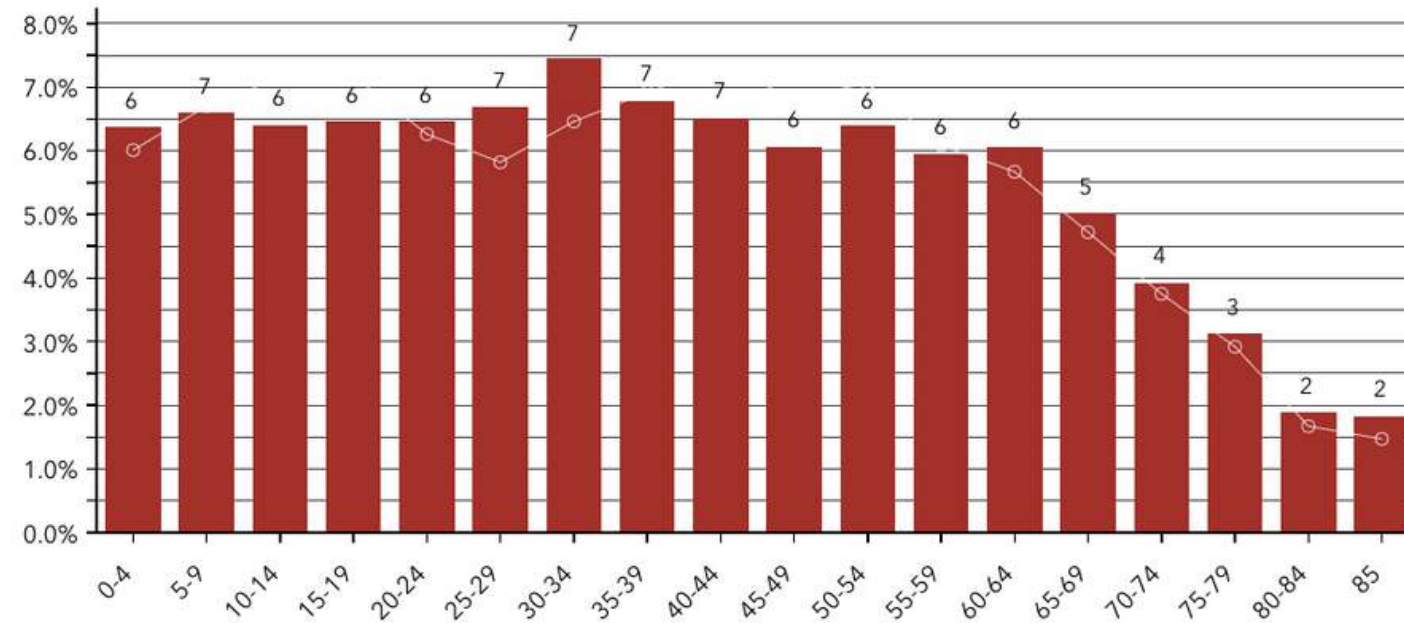
37.6

Median Age

27,146

Households

Age Profile



HOUSEHOLDS HHS% % US HHS INDEX

Affluent Estates (L1)	0	0.00%	10.00%	0
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	4,268	15.72%	7.63%	206
GenXurban (L5)	2,798	10.31%	11.26%	92
Sprouting Explorers (L7)	1,354	4.99%	7.20%	69
Middle Ground (L8)	2,997	11.04%	10.79%	102
Senior Styles (L9)	233	0.86%	5.80%	15
Rustic Outposts (L10)	82	0.30%	8.30%	4
Midtown Singles (L11)	2,548	9.39%	6.16%	152
Hometown (L12)	6,146	22.64%	6.01%	377
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0



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